



## **The Repairing Standard**

***'A landlord has a duty to repair and maintain the property at the start of the tenancy, and at all times during the tenancy, including a duty to make good any damage caused by carrying out this work'***

***'The landlord must, on or before the start of the tenancy, provide the tenant with written information about the effect of the Repairing Standard in relation to the tenancy and how to approach the Private Rented Housing Panel (PRHP)'***

***'The landlord must inspect the property before the tenancy starts for the purpose of identifying any work necessary to comply with the Repairing Standard and notify the tenant of any such work.'***

## **Housing (Scotland) Act 2006 Section 14**

The house meets the repairing standard if:-

- The house is wind and water tight and in all other respects reasonably fit for human habitation.
- The Structure and exterior of the house (including drains, gutter and external pipes) are in a reasonable state of repair and in proper working order.
- The installations in the house for the supply of water, gas and electricity and for sanitation, space heating and heating water are in a reasonable state of repair and in proper working order.
- Any fixtures, fittings and appliances provided by the landlord under the tenancy are in reasonable state of repair and in proper working order.
- Any furnishings provided by the landlord under the tenancy are capable of being used safely for the purpose for which they are designed and,
- The house has satisfactory provision for detecting fires and for giving warning in the event of fire or suspect fire.